Karen Johnson Davidson County
Batch# 1221194 DEEDWARR
12/30/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20241230-0100942

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Shannon Desiree Hurt
414 Hunters Place
Hermitage, TN 37076

MORTGAGEE
First Bank
722 Columbia Ave.
Franklin, TN 37064

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

064-12-0A-414.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Eugene F. Grah, an unmarried man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Shannon Desiree Hurt, unmarried waoman,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 414 of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Eugene F. Grah and wife, Marueen F. Grah by Warranty Deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee of record in Book 9490, page 240, Register's Office for Davidson County, Tennessee, dated October 06, 1994 and recorded on October 11, 1994.

Marueen F. Grah passed away June 11th, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **414 Hunters Place Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of December, 2024.

Eugene F. Grah

Eugene F. Grah

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene F. Grah ~~and wife, Maureen F. Grah,~~ the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2024.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/2/2024

JODIE D PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $297,500.00.

AFFIANT

Subscribed and sworn to before me this 13th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 13, 2024.

Signature
December 13, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 13, 2024

Notary's Signature

My Commission Expires: 4-13-25

